



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7225

• House - Cancon •



DETAILS

Land surface: 27440 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: POMPE A CHALEUR

Drainage/sewage: NON CONNU

Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: No

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Stone house with beautiful view, dominant position, 2 adjoining single-storey houses or one single house, stone barn, shed, garage, above-ground swimming pool, drawing rights on approximately 9000m² of adjoining land!

220 m² living

27 440 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

222 600 €

Agency fees: 6 % VAT included*

Price without fees: 210 000 €

*The agency fees are entirely at the cost of the purchaser



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Dwelling house comprising (approximately 97m²):

- entrance to kitchen (12m²) with oven, ceramic hob, hood, sink with a door opening onto a staircase leading to the attic (converted at the time into a bedroom),
- dining room (24.3m²) with insert fireplace no longer used since the installation of the heat pump but can be brought up to standard,
- living room (19m² with French window opening onto the road side,
- laundry room (9.6m²),
- bathroom (9m²),
- bedroom (24.5m²),
- independent toilets.

Upstairs: a bedroom (10.6m²) and attic.

Habitable annex, adjoining the house (approximately 122m²):

- entrance to living room (35.6m²) with French doors opening onto terrace,
- kitchen (13.7m²),
- pantry/laundry room (5.2m²),
- bedroom 1 with cupboards (approximately 10m²),
- hallway with cupboard,
- bedroom 2 (23.9m²), soundproofed between the two houses,
- independent bathroom and toilet under construction,
- bedroom 3 (15m²),
- bathroom with dressing room = to be done (15m²),
- room for the future boiler room,
- hallway with staircase leading to the attic (possibility of making an additional bedroom).

Covered terrace across the entire front of the house (PVC cladding redone in 2006).

Above ground chlorine swimming pool.

Workshop (280m² - metal frame and sandwich panels), barn (350m² - clay floor, some plates to add to the roof - 4 kennel boxes - small cumulus present new for kitchen project), small garage.

Drawing rights.

Miscellaneous :

- individual sanitation to be brought up to standard
- main house = PVC, aluminum and wood double glazing, single glazing in the laundry room and bedroom. / Annex house double glazing PVC throughout

- PAC from 2022 in the main house and PAC not installed but it was planned for the annex house, so they kept the

